



Department of Regional Planning  
320 West Temple Street  
Los Angeles, California 90012

**PROJECT NUMBER**

TR060358-(4)

**HEARING DATE**

N/A

**REQUESTED ENTITLEMENTS**

Vesting Tentative Tract Map No. 060358

Housing Permit No. 201300009

# SUBDIVISION COMMITTEE REPORT

**OWNER / APPLICANT**

CDC / Abell Helou Homes

**MAP/EXHIBIT  
DATE:**

6-11-13

**SCM REPORT  
DATE:**

7-11-13

**SCM DATE:**

7-18-13

**PROJECT OVERVIEW**

A request to develop five vacant lots into a small-lot residential subdivision.

- Subdivision: To create 24 single-family lots and three private drive/fire lane lots on 2.5 gross (2.1 net) acres.
- Housing Permit: A discretionary permit to set aside a minimum of 4 single-family lots (22%) for lower income households to receive a density bonus of 6 single-family lots (33%) for a total of 24 lots (20 market-rate, 4 affordable). Requested incentives include reduced lot area, lot frontage and lot width; reduced side and rear yard setbacks; and an 8' high block wall in the side yard setback.

**MAP STAGE**Tentative: ☒Revised: ☐Amendment: ☐Amended : ☐  
Exhibit %A+Modification to : ☐  
Recorded MapOther: ☐**MAP STATUS**Initial: ☐1<sup>st</sup> Revision: ☐2<sup>nd</sup> Revision: ☐Additional Revisions (requires a fee): ☒ **3rd Revision****LOCATION**

1236 and 1244 Galemont Avenue, Hacienda Heights

**ACCESS**

Galemont Avenue

**ASSESSORS PARCEL NUMBER(S)**

8218-021-900, -901, -902, -903, -904

**SITE AREA**

2.5 gross acres, 2.1 net acres

**GENERAL PLAN / LOCAL PLAN**

Hacienda Heights Community Plan

**ZONED DISTRICT**

Hacienda Heights

**SUP DISTRICT**

4th

**LAND USE DESIGNATION**

H9

**ZONE**

R-1

**PROPOSED UNITS  
(DU/AC)**

24 DU

**MAX DENSITY/UNITS  
(DU/AC)**

22 DU per H9

18 DU per R-1

**COMMUNITY STANDARDS DISTRICT**

N/A

**ENVIRONMENTAL DETERMINATION (CEQA)**

The previous environmental determination was completed in 2005 and must be updated. Project on hold pending completion of an updated environmental review and determination.

**SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE**Department

Regional Planning

Status

Hold

ContactJodie Sackett (213) 974-6433 [jsackett@planning.lacounty.gov](mailto:jsackett@planning.lacounty.gov)

Public Works	Hold	Henry Wong (626) 458-4961 <a href="mailto:hwong@dpw.lacounty.gov">hwong@dpw.lacounty.gov</a>
Fire	Hold	Juan Padilla (323) 890-4243 <a href="mailto:jpadilla@fire.lacounty.gov">jpadilla@fire.lacounty.gov</a>
Parks & Recreation	Hold	Clement Lau (213) 351-5120 <a href="mailto:clau@parks.lacounty.gov">clau@parks.lacounty.gov</a>
Public Health	Hold	Michelle Tsiebos (626) 430-5382 <a href="mailto:mtsiebos@ph.lacounty.gov">mtsiebos@ph.lacounty.gov</a>

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#### SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐

Exhibit Map/Exhibit A+Revision Required: ☐

Revised Application Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Reschedule for Subdivision Committee Reports Only: ☐

Other Holds (see below): ☒

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#### REGIONAL PLANNING COMMENTS

RECOMMENDATION: *Regional Planning does not recommend approval at this time. Please see below comments.*

##### Hacienda Heights Community Plan (HHCP):

1. The new HHCP has been adopted. The Land Use Designation has been changed to H9 which allows up to 22 DU, and zoning changed to R-1 which allows up to 18 DU, based on a minimum required lot area of 5,000 square feet. New base density for the housing permit is 18 DU (see Item 6 below).

##### List of requested incentives (modifications):

2. A minimum of 5,000 square feet per lot is required. Reduced lot area for all lots except Lot 20 is proposed. Any lot area reduced below 4,000 square feet (20%) is considered an off-menu incentive (currently Lots 1-9, 12-19, and 21-23).
3. A minimum of 50 feet lot width/average lot width is required. Reduced lot width/avg. width is proposed for Lots 1-9, 12-19, and 21-24. Any lot width reduced below 40 feet (20%) is considered an off-menu incentive (currently Lots 2-9, 12-19, and 21).
4. A minimum front/side/rear yard setback of 20/5/15 is required. Reduced side yard setback (4 feet) is proposed for Lots 2-9. Reduced rear yard setback is proposed for Lot 20. Lot 20 rear yard setback of 10 feet exceeds 20% and is considered an off-menu incentive.
5. A maximum wall height of 6 feet is allowed within the side yard setback. A proposed wall height of 8 feet along the southerly property boundary is considered an off-menu incentive.

##### Housing Permit (discretionary):

6. Please refer to the housing permit description on page 1 of this report. Note: The new project base density is 18 DU. The requested density of 24 DU can be provided with a lower set-aside of four units (22%) and lower density bonus of six units (33%). Please revise the housing permit application to reflect this change.
7. Note: Some requested incentives are considered off-menu since they exceed the maximum modification threshold of 20%.
8. A revised burden of proof form is required. The requests for reduced side and rear yard setbacks, and increased wall height within the side yards, all fall under the Yard/Setback category as an off-menu incentive (Incentive 1) and should be listed as such on the burden of proof form. The request for reduced lot area is a separate incentive by itself and falls under the Lot Size category as an off-menu incentive (Incentive 2) and should be listed as such on the burden of proof form. The request for reduced lot width is a separate incentive by itself and falls under the Lot Width category as an off-menu incentive (Incentive 3) and should be listed as such on the burden of proof form.
9. The request for reduced lot frontage is considered a waiver/modification of development standards since the three allowed incentives have already been used. Waiver/modifications must demonstrate that the request is necessary in order to make the housing units economically feasible (Sec. 22.56.2820.B).
10. All incentive requests must demonstrate that they are necessary in order to keep the housing set-asides affordable. More explanation is required to demonstrate that the requested higher walls are necessary to keep the housing set-asides affordable.

Information Only Map:

11. Identify the lots that will be set aside as affordable. The lots must not be concentrated into any single portion of the project site.
12. Add a project description indicating the housing permit number, type of housing permit, number or set aside and bonus units, and requested incentives.

Other:

13. A new initial study must be completed. Please provide an updated environmental assessment information form for the site, along with the required fee.
14. Staff recommends approval of the request for a waiver of street frontage for Lots 2-9, 12-19, and 22-24.